



AVAILABLE IMMEDIATELY

44 & 45 Walkers Road

Manorside Industrial Estate, Redditch, B98 9HD

Fully Refurbished Factory / Warehouse Units

5,384 to 17,087 sq ft
(500.19 to 1,587.43 sq m)

- 19' (5.8 M) WORKING HEIGHT
- INTEGRAL TWO STOREY OFFICES
- EXCELLENT TRANSPORT LINKS
- FENCED AND GATED YARD

Location

North Moons Moat is recognised as arguably the most prestigious of the industrial locations in Redditch. Junction 3 of the M42 is four miles to the north, via the A435, bringing the M40 interchange within 10 minutes' drive and links to the M5, M6 and M69.

This area of Redditch has attracted many nationally known companies, such as Grupo Antolin, Thorlux, Lear Group and Kettler (GB) Ltd, along with many well-established local companies.

Description

Manorside is the largest Estate in North Moons Moat, having originally been developed by the Redditch Development Corporation, comprising 29 industrial units, totalling 187,382 sq ft (17,400 sq m).

Unit 44 & 45 are semi-detached Factory/Warehouse Units with integral two-storey Offices. The units have been refurbished and includes LED lighting, double-glazed windows and personnel doors and an electrically operated loading door.

Externally, the Properties benefits from a gated, palisade fenced concrete Yard providing access to a pair of roller shutter loading doors, plus communal parking provided with the Estate.

Unit 44 - The Gross Internal Area (GIA) extends to approximately 5,384 sq ft (500 sq m), with the footprint measuring 98'7" (30.09 m) x 48'10" (14.89 m).
Unit 45 - The Gross Internal Area (GIA) extends to approximately 11,703 sq ft (1,088 sq m), with the footprint measuring 98'5" (30.00 m) x 98'7" (30.09 m).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 44	5,384	500.19	£45,760 /annum
Unit - 45	11,703	1,087.24	£91,300 /annum
Total	17,087	1,587.43	

Tenure

Available by new business lease on terms to be agreed.

Services

All mains services are available

EPC

Unit 44 - B (46)
Unit 45 - B (45)

Legal Fees

Each party to bear their own fees.

Rateable Value

Unit 44 - £33,750
Unit 45 - £59,500

Service Charge

The Landlords implements a nominal service charge to cover communal maintenance and expenditure, please call for details.

VAT

All rents and subject to VAT at the standard rate.

Viewings

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

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